



HUNNYPOT COTTAGE

2 GUILDHALL LANE, PULHAM MARKET, IP21 4TB



A charming and characterful cottage on the edge of a highly sought-after village

Hunnypot Cottage is an idyllic part-thatched Grade II Listed semi-detached cottage. It is located on the edge of the popular village of Pulham Market with its charming village green, pubs and picturesque church. There are delightful rural views to the front. The cottage has a wealth of period feature including exposed timbers and latch doors. A staircase rises from the principal bedroom to a further room which could be used a study, dressing room or even potentially adapted to create a bathroom subject to Listed Building Consent. The cottage has double gates leading to off-road parking and then a charming cottage garden with established planting and a delightful area for alfresco dining.

LOCATION

Pulham Market is a popular village with its own shop, public house, primary school and medical centre. Located between Diss, Long Stratton and Harleston – the larger town of Diss offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street)

SERVICES

Oil fired central heating. Mains electrics, water and drainage are connected to the property. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

South Norfolk District Council
Council Tax Band – B

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.



2



2



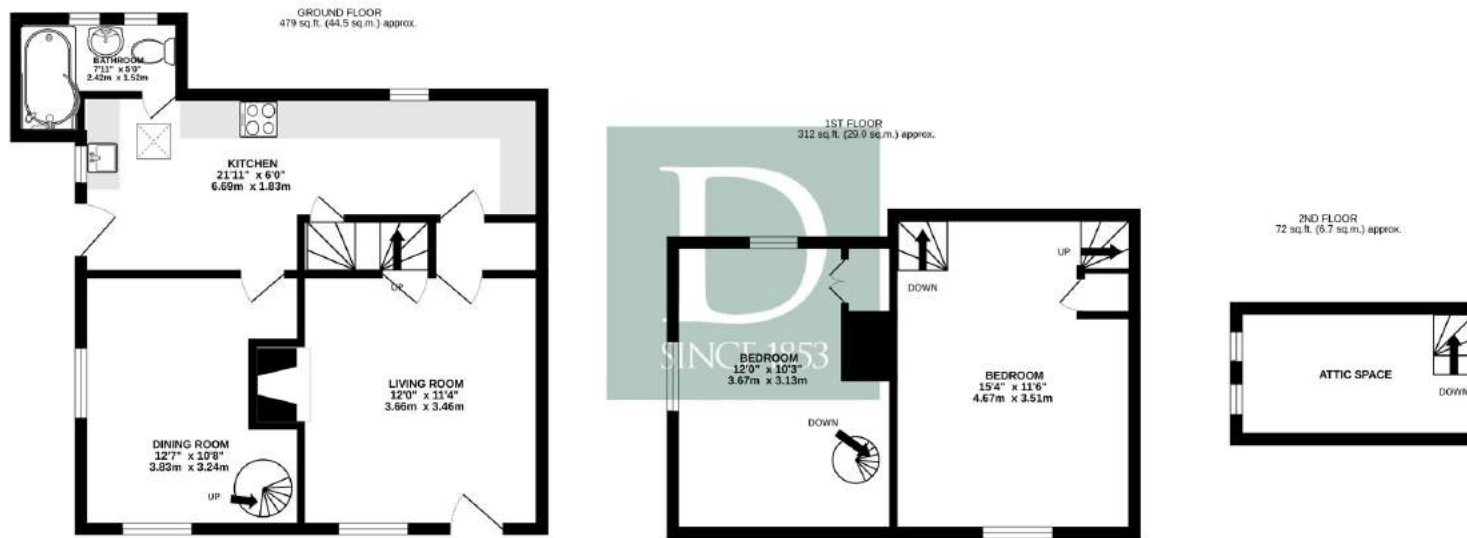
1



9 Miles



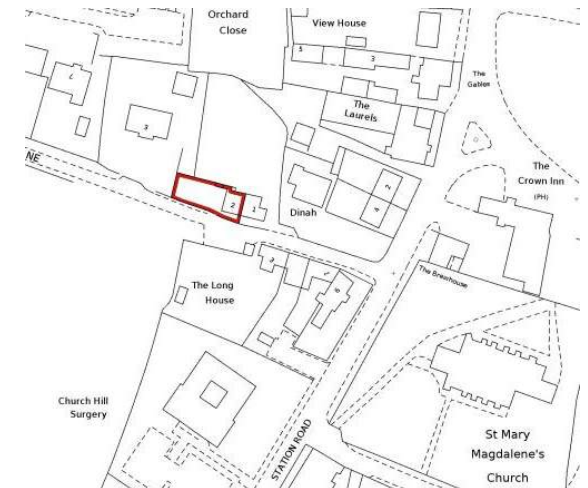
FLOOR PLAN



TOTAL FLOOR AREA : 863 sq.ft. (80.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

LOCATION



Residential **Agricultural** **Commercial** **On Site Auctions** **Property Management** **Building Consultancy** **Auction Rooms** **Holiday Cottages**

IMPORTANT NOTICE

Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

Durrants, 2b Market Hill, Diss, Norfolk,
IP22 4JZ

Tel : **01379 642233**

Email : **diss@durrants.com**